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5 Attorney for Defendant  
LISA LEE  
6

7 UNITED STATES DISTRICT COURT  
8 FOR THE NORTHERN DISTRICT OF CALIFORNIA

9 UNITED STATES OF AMERICA, ) 08-0270 VRW  
10 ) Case No. CR-3-06-70479-EMC  
Plaintiff, )  
11 )  
vs. ) STIPULATION AND [PROPOSED]  
12 ) EXONERATING PROPERTY BOND  
LISA LEE, ) ON DEPOSIT WITH THE COURT FOR  
13 ) PROPERTY LOCATED AT  
14 ) 92 Tucker Avenue, San Francisco,  
Defendant. ) California 94134  
15 )  
16 \_\_\_\_\_ )

17 Defendant LISA LEE requested and the Court granted Defendant be released on a  
18 Personal Recognizance bond. The parties hereby stipulate, through their respective counsel,  
19 that the property bond, secured by 92 Tucker Avenue, San Francisco, California 94134, may be  
20 exonerated at this time.  
21

22 The parties request that the court approve the attached order requiring the Clerk of the  
23 court to execute the Reconveyance releasing the Short form deed of trust and assignment of  
24 rents in favor of RICHARD WIEKING, Clerk of the United States District Court for the real  
25 property located at 92 Tucker Avenue, San Francisco, California 94134, executed by WEI  
26 SHENG CHEN and TINA SHAO XIN ZHENG, trustors. The short form deed of trust and  
27

1 assignment of rents, attached as Exhibit A, was recorded in San Francisco County on March 6,  
2 2007, instrument no. 2007-I348321-00.

3 Dated: February 4, 2009

/s/ Alice Wong

4 \_\_\_\_\_  
Alice Wong  
Attorney for Lisa Lee

5 Dated: February 5, 2009

/s/ Aaron Wegner

6 \_\_\_\_\_  
Aaron Wegner  
Assistant United States Attorney

8 ORDER

9 Based upon the above stipulation of the parties, good cause appearing,

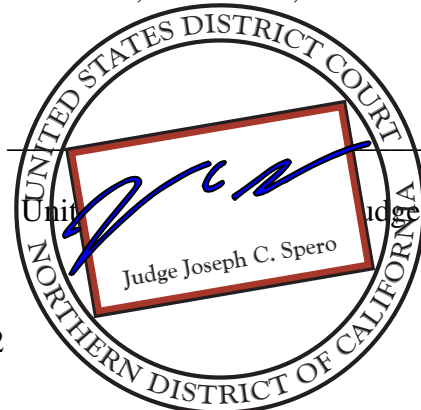
10 **IT IS HEREBY ORDERED** that the above described property be exonerated as surety  
11 for bail in the instant action.

12 **IT IS FURTHER ORDERED** that defense counsel Alice W. Wong prepare a  
13 Reconveyance of the Deed of Trust form for the property to be exonerated. Upon receipt of the  
14 instant order and the Reconveyance of the Deed of Trust for the property, the Clerk of the  
15 United States District Court, as Trustee under the deed of trust shall reconvey the described  
16 property to WEI SHENG CHEN and TINA SHAO XIN ZHENG who originally pledged said  
17 property as bail. The Clerk of the Court shall then send the Reconveyance of Deed of Trust  
18 with each Original Deed of Trust on the property;  
19  
20

21 92 Tucker Avenue, San Francisco, California 94134

22 to Alice W. Wong Esq., 501 S Street, Suite Two, Sacramento, CA 95811, for recording of the  
23 Reconveyance in the appropriate county.  
24

25 DATED: 02/10/09 \_\_\_\_\_



RECONVEYANCE

RICHARD WIEKING, Clerk of the United States District Court for the Northern District of California, as Trustee, under the Deed of Trust executed by Chiu Hung Tam and Lai Kuen Wong Tam, as Trustors, recorded on March 6, 2007, in No. 2007-I348321-00 Official Records, County of San Francisco, California, having been requested in writing by the holder of the obligation(s) secured by said Deed of Trust, to reconvey the estate granted to the Trustee under said Deed of Trust, **DOES HEREBY RECONVEY** to the person(s) legally entitled thereto, without warranty, all the estate, title, and interest acquired by the Trustee under said Deed of Trust.

Property commonly known as 92 Tucker Avenue, San Francisco, California 94134

DATED: \_\_\_\_\_

By: RICHARD WIEKING  
Clerk of the U.S. District Court  
Northern District of California

State of California                    )  
County of San Francisco        ) ss.

On this \_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared **RICHARD WIEKING, Clerk of the United States District Court for the Northern District of California**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public in and for said State  
My commission expires \_\_\_\_\_

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EXHIBIT A

Recorded at the request of:

JERRY CHONG (SDN 68757)  
and ALICE WONG (SDN 160141)  
501 S Street, Suite Two  
Sacramento, CA 95814  
Telephone: (916) 443-7398

WHEN RECORDED MAIL TO:

RICHARD WIEKING  
Clerk, United States District Court  
450 Golden Gate Avenue  
San Francisco, CA 94102  
U.S. v. LISA LEE  
CASE NO: CR 03-06-70479 EMC

San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2007-1348321-00  
Tuesday, MAR 03, 2008 08:17:00  
Ttl Pd \$22.00 Nbr-0003187821  
REEL J341 IMAGE 0258  
gar/AB/2-3

2-3  
00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## DEED OF TRUST WITH ASSIGNMENT OF RENTS (SHORT FORM)

This DEED OF TRUST, made this 22<sup>nd</sup> day of January, 2007, between WEI SHENG CHEN and TINA SHAO XIN ZHENG, Husband and Wife, as Joint Tenants, herein called TRUSTOR, whose address is 92 Tucker Avenue, San Francisco, California, 94134

RICHARD WIEKING, CLERK, UNITED STATES DISTRICT COURT, herein called TRUSTEE, and UNITED STATES DISTRICT COURT, herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of San Francisco, State of California, described as:

SEE LEGAL DESCRIPTION OF PROPERTY ATTACHED AS EXHIBIT A

APN: 6200-032

The property is commonly known as described as 92 Tucker Avenue, San Francisco, California 94134

Interest in property is being used as additional security for bail in United States v. Lisa Lee, No. CR 03-06-70479 EMC, United States District Court, Northern District of California.

together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of \$500,000 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly make each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	868	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	188	1307	Siskiyou	508	782
Amador	133	438	Lassen	192	387	Riverside	3778	347	Solano	1287	821
Butte	1330	513	Los Angeles	Y-3878	874	Sacramento	6039	124	Sonoma	2067	427
Calaveras	185	338	Madera	811	138	San Benito	300	405	Stanislaus	1870	86

(CONTINUED ON NEXT PAGE)

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Description: San Francisco, CA Document-Year.DocID 2007.348321 Page: 1 of 5  
Order: bb Comment:

Colusa	323	321	Marin	1848	122	San Bernardino	6213	768	Sutter	665	585
Contra Costa	4884	1	Mariposa	90	463	San Francisco	A-804	696	Tehama	437	183
Del Norte	101	549	Merced	667	89	San Joaquin	2855	283	Trinity	108	593
El Dorado	704	635	Merced	1060	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	60	San Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Monro	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6826	664	Yuba	766	16
Imperial	1168	701	Napa	704	742	Santa Cruz	1838	807			
Inyo	185	672	Nevada	363	64	Shasta	800	833			
Kern	3758	690	Orange	7182	18	San Diego					

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shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on pages 3 and 4 hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor(s), requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

Dated 1/24/07

Signature of Trustor

WEI SHENG CHEN

TINA SHAO XIN ZHENG

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

On JANUARY 24, 2007 before me,  
BELKIS PINEDA - PUBLIC NOTARY, personally appeared  
WEI SHENG CHEN and TINA SHAO XIN ZHENG

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Belkis Pineda

(Seal)



(CONTINUED ON NEXT PAGE)

## LEGAL DESCRIPTION

### EXHIBIT A

The land referred to is situated in the State of California, City and County of San Francisco, and is described as follows:

**BEGINNING** at a point on the northeasterly line of Tucker Avenue, distant thereon 50 feet southeasterly from the southeasterly line of Rutland Street, running thence southeasterly along said line of Tucker Avenue 25 feet; thence at a right angle northeasterly 75 feet; thence at a right angle northwesterly 25 feet; thence at a right angle southwesterly 75 feet to the point of beginning, being a portion of Lot No. 3, in Block No. 55, REIS TRACT

With the address of 92 TUCKER AVE, SAN FRANCISCO, CA 94134-2243 and parcel number of 6200-032 together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

APN: 6200-032